



PRESENT:

Mr. Daniel A. Gecker, Chairman
Mr. Sherman W. Litton, Vice-Chairman
Mr. Phillip G. Cunningham
Mr. Russell J. Gulley
Mr. Ronald K. Stack
Mr. Thomas E. Jacobson, Secretary to the Commission,
Planning Director

ALSO PRESENT:

Mr. William D. Poole, Assistant Director,
Development Review, Planning Department
Mr. Glenn E. Larson, Assistant Director, Plans and Information
Section, Planning Department
Ms. Beverly F. Rogers, Assistant Director, Zoning and
Special Projects, Planning Department
Mr. Robert V. Clay, Principal Planner, Zoning and
Special Projects, Planning Department
Ms. Darla W. Orr, Senior Planner, Zoning and
Special Projects, Planning Department
Mr. Fred Moore, Planner, Zoning and
Special Projects, Planning Department
Mr. Gregory E. Allen, Planning Administrator,
Development Review, Planning Department
Mr. Carl D. Schlaudt, Principal Planner, Advance Planning
and Research Branch, Planning Department
Ms. Linda N. Lewis, Administrative Secretary, Administrative
Branch, Planning Department
Ms. Deanna D. Harkabus, Secretary, Administrative
Branch, Planning Department
Mr. Steven L. Micas, County Attorney,
County Attorney's Office
Mr. Jeffrey L. Mincks, Deputy County Attorney,
County Attorney's Office

Mr. David W. Robinson, Assistant County Attorney,
County Attorney's Office
Ms. Tara McGee, Assistant County Attorney,
County Attorney's Office
Mr. Allan M. Carmody, Budget Manager,
Budget and Management Department
Mr. R. John McCracken, Director,
Transportation Department
Mr. Richard M. McElfish, Director,
Environmental Engineering Department
Captain Jim Fitch, Fire and Life Safety,
Fire Department
Dr. Billy K. Cannaday, Jr., Superintendent,
School Administration
Ms. Cynthia Owens-Bailey, Director of Planning,
School Administration
Ms. Kathryn S. Kitchen, Assistant Superintendent
for Business and Finance, School Administration

WORK SESSION

At approximately 5:00 p. m., Messrs. Gecker, Litton, Cunningham, Gulley and staff met in the Executive Session Meeting Room, Chesterfield County Administration Building for dinner and a work session to discuss the following:

A. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.

B. Review Day's Agenda.

(NOTE: At this time, any items listed for the 7:00 p. m. Session will be discussed.)

A. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.

On motion of Mr. Cunningham, seconded by Mr. Litton, the Commission amended the agenda to reorder the 7:00 p. m. cases to be heard in the following sequence: Case 04PD0188, First Choice Public-Private Partners in Partnership with Chesterfield Public Schools; Case 04PD0163, First Choice Public-Private Partners in Partnership with Chesterfield Public Schools; and Case 04PD0158, Chesterfield County Public Schools.

AYES: Messrs. Gecker, Litton, Cunningham and Gulley.

ABSENT: Mr. Stack.

B. REVIEW DAY'S AGENDA.

During discussion of Case 04PD0188, First Choice Public-Private Partners in Partnership with Chesterfield Public Schools, Mr. Jacobson disclosed that his wife was employed at Millwood School, which facility could be

affected by Condition 5.a. outlined in the "Request Analysis;" declared a potential conflict of interest pursuant to the Virginia Conflict of Interest Act; appointed Ms. Beverly Rogers as temporary Secretary to the Commission; and excused himself from the meeting at approximately 5:35 p. m.

Ms. Orr presented an overview of the Substantial Accord proposals and staff's recommendations, noting the requests complied with the current Public Facilities Plan and met the locational criteria for schools as suggested by the Plan.

Mr. Stack arrived at approximately 5:45 p. m.

There was discussion relative to the applicability of the current 1995 Public Facilities Plan to the proposed construction of two (2) new high schools and the conversion of Clover Hill High School to a middle school facility and how the locations of the sites were determined; the updated 2003 Public Facilities Plan and whether or not the updated Plan possibly contained information that could alter the location of where at least one (1) new high school should be built and to determine if the Plan addressed school needs County-wide; potential service impacts of various high school site options and how the sites would serve existing and future student convenience; the Public-Private Education Infrastructure and Facilities Act contract to expedite the financing, design and construction of two (2) high schools and optional conversion of Clover Hill High School to a middle school; transportation improvements and impacts to area road networks; and other issues of concern.

Upon conclusion of the discussion, the Commission agreed to take public comment during the Evening Session; close the public hearing on Cases 04PD0188, 04PD0163 and 04PD0158; defer action to the November 18, 2003, Planning Commission meeting; and directed staff to place the three (3) requests on the 7:00 p. m. agenda immediately following the scheduled public hearing on the proposed 2003 Public Facilities Plan.

Dr. Cannaday indicated that due to a prior commitment he would be late arriving to the 7:00 p. m. Evening Session public hearing.

Mr. Jacobson returned to the meeting at approximately 6:25 p. m.

The Commission recessed at 6:25 p. m., agreeing to reconvene in the Public Meeting Room at 7:00 p. m.

7:00 P. M. EVENING SESSION

At approximately 7:00 p. m., Mr. Gecker, Chairman, called the Evening Session to order.

A. INVOCATION.

Mr. Gulley presented the invocation.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

Mr. Clay led the Pledge of Allegiance to the Flag.

C. REVIEW MEETING PROCEDURES.

Mr. Jacobson apprised the Commission of the agenda for the November 18, 2003 meeting, noting the Commission would be considering approximately fifteen (15) requests and public hearings relative to the proposed Ettrick Village Plan and related Ordinances; the proposed 2003 Public Facilities Plan, proposed Chesapeake Bay Ordinance Amendments and an Ordinance Amendment relative to Civil Penalties.

D. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.

There were no requests to postpone action, emergency additions or changes in the order of presentation.

E. CONSIDERATION OF THE FOLLOWING REQUESTS:

◆ **SUBSTANTIAL ACCORDS.**

Mr. Gecker explained the Commission, at their earlier Work Session, agreed to take public comment during the Evening Session, close the public hearings and defer action on the three (3) Substantial Accord Determination requests to the November 18, 2003, meeting upon conclusion of the public hearing on the proposed 2003 Public Facilities Plan. He stated staff would present an overview of the requests, collectively, but each request would be considered individually so the public would have an opportunity to speak to them on a case-by-case basis or collectively, if they so desired. He addressed correspondence he had received relative to relocation of the Math/Science Center and redistricting, noting, although the Commission was convinced additional school space was needed, these issues were not within the purview of the Commission's authority and they were not involved in the processes.

Mr. Jacobson disclosed that his wife was employed at Millwood School, which facility could be affected by Condition 5.a. outlined in the "Request Analysis;" declared a potential conflict of interest pursuant to the Virginia Conflict of Interest Act with respect to Case 04PD0188, First Choice Public-Private Partners in Partnership with Chesterfield Public Schools; appointed Ms. Beverly Rogers as temporary Secretary to the Commission; and excused himself from the meeting at approximately 7:11 p. m.

Ms. Orr presented an overview of Case 04PD0188 and staff's recommendation, noting the request complied with the current Public Facilities Plan and met the locational criteria for schools as suggested by the Plan.

Mr. Jacobson returned to the meeting at approximately 7:18 p. m.

Ms. Orr presented an overview of Cases 04PD0163 and 04PD0158 and staff's recommendation, noting the requests complied with the current Public Facilities Plan and met the locational criteria for schools as suggested by the Plan.

Mr. Gecker noted that, due to a prior commitment, Dr. Cannaday would be late arriving to the 7:00 p. m. Evening Session public hearing.

Mr. Jacobson called Case 04PD0188, First Choice Public-Private Partners In Partnership With Chesterfield Public Schools; disclosed that his wife was employed at Millwood School, which facility could be affected by Condition 5.a. outlined in the "Request Analysis;" declared a potential conflict of interest pursuant to the Virginia

Conflict of Interest Act with respect to Case 04PD0188, First Choice Public-Private Partners in Partnership with Chesterfield Public Schools; appointed Ms. Beverly Rogers as temporary Secretary to the Commission; and excused himself from the meeting at approximately 7:25 p. m.

04PD0188: In Matoaca Magisterial District, **FIRST CHOICE PUBLIC-PRIVATE PARTNERS IN PARTNERSHIP WITH CHESTERFIELD PUBLIC SCHOOLS** requested Substantial Accord Determination to permit a public high school on 97.9 acres fronting approximately 475 feet on the north line of Cosby Road, approximately 2,700 feet west of Hull Street Road. Tax ID 714-672-8470 (Sheet 15).

Mr. Jim McCall, the applicant's representative, introduced Messrs. Doug Dalton, Ray Booth, Jack Roberts and Jim Hostettler, members of the First Choice Public-Private Partnership team; presented a PowerPoint presentation of the proposed Cosby Road school site with graphics depicting the layout and road network of the site; and accepted staff's recommendation.

Mr. Gecker opened the discussion for public comment at approximately 7:25 p. m.

Mr. Ludson Hudgins, a Matoaca District resident; Ms. Mandy Wilson, a Hampton Park resident and Quality Education Committee member; Ms. Cathy Monroe and Ms. Jenny Joyce, a Woodlake resident voiced support for the proposed Cosby Road school site.

Ms. Shelly Shuts, President of the Hampton Park Women's Club; Mr. John Elay, representing the Exponents with the Math/Science Center at Clover Hill High School; Mr. Shawn Holt, President of the Hampton Park Homeowners Association; Mr. Ray Turcan, President of the Woodlake Board of Directors; Ms. Lisa Newell-Smith, a Clover Hill High School student; Mr. Bill Hastings, a Matoaca District resident; Ms. Inez Claustra; Ms. Linda Pryor, a Woodlake resident; Ms. JoAnne Fritzer, a Foxcroft resident; Ms. Laurie Newell-Smith, a Brandermill resident; Ms. Helen Colter, a Nuttree Subdivision resident; Ms. Janet Joyce, a Harbour Pointe resident; and Mr. Jim Puckett, a Dale District resident voiced support for the three (3) proposals

Ms. Pattie Carpenter, representing Homeowners for Quality Education, voiced support for the proposed Genito Road/Route 288 school site and the conversion of Clover Hill High School to a middle school facility but not the proposed Cosby Road school site.

Ms. Brenda Stewart, a Matoaca District resident, expressed concerns that the process was moving too fast; that the proposed Cosby Road site did not comply with the criteria set forth in the proposed 2003 Public Facilities Plan; and that further consideration should be given to all comments, concerns and information before a final decision was made.

Ms. Dorothy Jackall, a County resident, voiced support for the location of a school site in the northeastern portion of the County.

Ms. Shirley Diller, a Woodlake resident, expressed concerns relative to the potential environmental impact the proposed Cosby Road school site would have on the Upper Swift Creek Reservoir and the area transportation network and provided the Commission with copies of a traffic study she conducted.

Mr. Bob Olson, a County resident, expressed concern that the current proposal for two (2) high schools did not comply with the adopted 1995 Public Facilities Plan and that the County should adhere to its current Plan and vote for the construction of one (1) high school and one (1) middle school.

Ms. Marlene Durfee, a Foxcroft resident, voiced support for the proposed Genito Road/Route 288 school site and conversion of Clover Hill High School to a middle school facility but did not support the proposed Cosby Road school site, citing the lack of sufficient roadway infrastructure to support area transportation needs. She asked that the County move forward cautiously and take all information into consideration prior to making a decision.

Mr. Greg Blake, representing the Foxcroft Board of Directors, stated citizens were excited at the possibility of acquiring a new high/middle school; however, he asked that consideration be given to the impact these proposals could have on the overall scope of the area road network and suggested that the County proceed cautiously to ensure an appropriate decision.

Mr. Jim Adams, representing Homeowners for Quality Schools, voiced support for the proposed Genito Road/Route 288 school site but not the proposed Cosby Road school site, noting the Cosby Road site did not comply with either the currently adopted 1995 Public Facilities Plan or the proposed 2003 Public Facilities Plan.

Mr. Jack Griffin, a County resident, voiced opposition to the three (3) proposals, indicating that none of them complied with the required substantial accord criteria and that current school capacities did not warrant additional schools.

Ms. Melinda Hudgins, a Matoaca District resident, urged the Commission to plan well before taking any action on the proposals and asked that consideration be given to the overall needs of the entire County, not just the northeastern portion.

Mr. Samuel Smith, a Matoaca District resident, expressed concerns relative to excessive residential growth in the County and asked the Commission to consider a plan to restrict further residential development until such time as the infrastructure could accommodate needs.

There being no one else to speak, Mr. Gecker closed the public comment at approximately 8:59 p. m.

Mr. Jacobson returned to the meeting at approximately 9:00 p. m.

Mr. Jacobson called Case 04PD0163, First Choice Public-Private Partners In Partnership With Chesterfield Public Schools.

04PD0163: In Clover Hill Magisterial District, **FIRST CHOICE PUBLIC-PRIVATE PARTNERS IN PARTNERSHIP WITH CHESTERFIELD PUBLIC SCHOOLS** requested Substantial Accord Determination to permit a public high school on 80.5 acres fronting approximately 1,900 feet on the south line of Genito Road, also fronting approximately 2,400 feet on the west line of Route 288 and located in the southwest quadrant of the intersection of these roads. Tax IDs 732-687-3969 and 733-686-0961 (Sheet 10).

Mr. Jim McCall, the applicant's representative, presented a PowerPoint presentation of the proposed Genito Road/Route 288 school site with graphics depicting the layout and road network of the site; and accepted staff's recommendation.

Mr. Gecker opened the discussion for public comment at approximately 9:03 p. m.

No one came forward to speak in favor of, or in opposition to, the proposal.

There being no one to speak, Mr. Gecker closed the public hearing at approximately 9:05 p. m.

Mr. Jacobson called Case 04PD0158, Chesterfield County Public Schools.

04PD0158: In Clover Hill Magisterial District, **CHESTERFIELD COUNTY PUBLIC SCHOOLS** requested Substantial Accord Determination to permit conversion of a public high school to a public middle school on 49.4 acres and is known as 13900 Hull Street Road. Tax ID 726-673-1225 (Sheet 15).

Ms. Cynthia Owens-Bailey, representing the Chesterfield County Public Schools, accepted staff's recommendation.

Mr. Gecker opened the discussion for public comment at approximately 9:04 p. m.

Ms. Lisa Newell-Smith, a Clover Hill High School student and Mr. Jack Griffin, voiced support for a middle school facility.

There being no one else to speak, Mr. Gecker closed the public hearing at approximately 9:08 p. m.

On motion of Mr. Gulley, seconded by Mr. Stack, the Commission closed the public hearing on Cases 04PD0188, 04PD0163 and 04PD0158; deferred action to the November 18, 2003, Planning Commission meeting; and directed staff to place the three (3) requests on the 7:00 p. m. agenda immediately following the scheduled public hearing on the proposed 2003 Public Facilities Plan.

AYES: Messrs. Gecker, Litton, Cunningham, Gulley and Stack.

F. ADJOURNMENT.

There being no further business to come before the Commission, it was on motion of Mr. Litton, seconded by Mr. Stack, that the meeting adjourned at approximately. 9:17 p. m. to November 18, 2003, at 12:00 Noon in the Executive Session Meeting Room of the Chesterfield County Government Complex.

AYES: Messrs. Gecker, Litton, Cunningham, Gulley and Stack.

Chairman/Date

Secretary/Date